GENERAL

1. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, BRACING, SHEETING AND MAKE SAFE ALL FLOORS, ROOFS, WALLS AND ADJACENT PROPERTY, AS PROJECT CONDITIONS REQUIRE. A PROFESSIONAL ENGINEER, LICENSED BY THE DISTRICT OF COLUMBIA AND HIRED BY THE CONTRACTOR, SHALL DESIGN ALL SHORING AND SHEETING AND SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR THE OWNER'S REVIEW.
2. ALL STRUCTURAL WORK SHALL BE COORDINATED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS AND SHALL CONFORM TO THE PROJECT SPECIFICATIONS, INCLUDING INTERNATIONAL RESIDENTIAL CODE 2012 AS MODIFIED BY THE DISTRICT OF COLUMBIA DCMR-12B RESIDENTIAL CODE.
3. DIMENSIONS AND ELEVATIONS OF EXISTING CONSTRUCTION GIVEN IN STRUCTURAL DRAWINGS ARE BASED ON INFORMATION CONTAINED IN VARIOUS ORIGINAL DESIGN AND CONSTRUCTION DOCUMENTS PROVIDED BY THE OWNER, AND LIMITED FIELD OBSERVATIONS AND MEASUREMENTS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO EXISTING CONDITIONS BY ACTUAL MEASUREMENT AND OBSERVATION AT THE SITE. ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT FOR EVALUATION BEFORE THE AFFECTED CONSTRUCTION IS PUT IN PLACE.
5. THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS REPRESENTS THE DESIGN INTENT OF THE PROPOSED CONSTRUCTION. ELECTRONIC VERSIONS (PDF, DWG) OF THESE DRAWINGS SHOULD NOT BE USED TO DETERMINE DIMENSIONS OR GATHER ANY INFORMATION THAT IS NOT SPECIFICALLY LABELED OR OTHERWISE DENOTED IN PLAN, SECTION, OR DETAIL. DUPLICATION OF THESE DRAWINGS FOR USE IN THE PREPARATION OF SHOP DRAWINGS IS NOT ACCEPTABLE. THIS INCLUDES ANNOTATED HARD-COPIES AND DIRECT REUSE OF ELECTRONIC FILES.

CONCRETE MASONRY WORK

1. ALL CONCRETE MASONRY WORK SHALL CONFORM TO THE "NATIONAL CONCRETE MASONRY ASSOCIATION SPECIFICATIONS," (LOCALLY APPROVED EDITION) AND THE MASONRY STANDARDS JOINT COMMITTEE SPECIFICATIONS (ACI 530.1 – LOCALLY APPROVED EDITION).
2. CONCRETE BLOCK WORK SHALL BE OF LIGHTWEIGHT AGGREGATE AND CONFORM TO THE FOLLOWING STANDARDS:
   SOLID BLOCK: ASTM C90, GRADE NI ($f'm$: 1900 PSI ON GROSS AREA)
   HOLLOW BLOCK: ASTM C90, GRADE NI ($f'm$: 1900 PSI ON NET AREA)
3. COORDINATE BLOCK TYPES WITH STRUCTURAL AND ARCHITECTURAL DRAWINGS.
4. FILL ALL VOIDS SOLID IN PIERS AND DIRECTLY UNDER BEARING LOCATIONS AND ALL BELOW-GRADE FOUNDATION WALLS.
5. WHERE A WOOD POST OR PIPE COLUMN BEARS DIRECTLY ON A CONCRETE MASONRY WALL, FILL ALL BLOCKS SOLID WITHIN A 32" WIDTH, CENTERED ON THE POST OR PIPE COLUMN.
6. MORTAR SHALL BE ASTM C270, TYPE S FOR ALL WORK.
7. THE NET AREA COMPRESSIVE STRENGTH OF NEW MASONRY ASSEMBLIES, $f'm$, SHALL MEET OR EXCEED 1500 PSI.
8. UNLESS NOTED OTHERWISE, ALL GROUT SHALL BE COARSE-TYPE, SHALL MEET ASTM C476-02, AND ITS COMPRESSIVE STRENGTH SHALL EXCEED $f'm$ OR 2000 PSI, WHICHEVER IS GREATER.
9. WHERE GROUTED CELLS DO NOT EXCEED 4" IN DIAMETER, FINE GROUT SHALL BE USED.
10. HORIZONTAL REINFORCING: NO LESS THAN NO. 9 GAUGE TRUSS-TYPE DUR-O-WAL OR EQUAL, SPACED @ 16" O.C. VERTICALLY AND ABOVE ALL LINTELS.
11. VERTICAL REINFORCING: NO LESS THAN #4 SPACED @ 48" O.C. HORIZONTALLY AND AT THE EDGES OF ALL WALL OPENINGS, INTERSECTIONS AND CORNERS.
12. PROVIDE FABRICATED CORNER SECTIONS AT ALL CORNERS AND INTERSECTIONS.
13. ALL BLOCK DIMENSIONS INDICATED ON STRUCTURAL PLANS ARE NOMINAL DIMENSIONS.

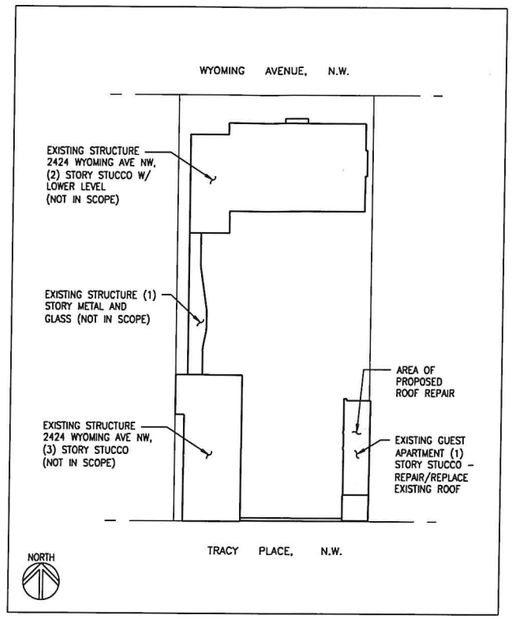
WOOD STRUCTURAL PANEL SHEATHING

1. PROVIDE STRUCTURAL I PLYWOOD OR OSB SHEATHING WITH BOND CLASSIFICATIONS APPROPRIATE TO THE END USE: "EXTERIOR" (PERMANENT EXPOSURE), OR "EXPOSURE 1" (CONSTRUCTION EXPOSURE ONLY)
2. FLOOR SHEATHING: NOM. 3/4" THICK T & G PLYWOOD OR OSB (48/24 SPAN RATING), APA STURD-I-FLOOR, OR ADVANTECH SUBFLOOR.
3. ROOF SHEATHING (STANDARD): NOM. 5/8" THICK T & G PLYWOOD OR OSB (48/24 SPAN RATING).
4. ROOF SHEATHING (UNDER SLATE OR CLAY TILE): NOM. 3/4" THICK T & G PLYWOOD OR OSB (48/24 SPAN RATING).
5. WALL SHEATHING (STANDARD): NOM. 1/2" THICK PLYWOOD (32/16 SPAN RATING).
6. WALL SHEATHING (BEHIND SLATE, CLAY TILE, OR MASONRY VENEER): NOM. 3/4" THICK PLYWOOD (48/24 SPAN RATING).
7. ALL FLOOR SHEATHING SHALL BE GLUED AND SCREWED TO FLOOR JOISTS USING AN APA APPROVED ADHESIVE (LOKTITE PL400 OR EQUAL).
8. USE PLY CLIPS OR OTHER EDGE SUPPORT AS REQUIRED FOR SHEATHING.
9. LEAVE ⅛" SPACE AT ALL PLYWOOD PANEL END JOINTS AND ⅛" SPACE AT ALL PLYWOOD PANEL EDGE JOINTS EXCEPT WHEN USING T & G PANELS.
10. UNLESS NOTED OTHERWISE, WALL SHEATHING SHALL BE FASTENED TO FRAMING WITH 10d COMMON NAILS @ 4" O.C. AT EACH SHEET PERIMETER AND 12" O.C. ELSEWHERE. PROVIDE 2x6 BLOCKING AT ALL FREE EDGES.
11. UNLESS NOTED OTHERWISE, FLOOR SHEATHING UP TO 3/4" THICK SHALL BE FASTENED TO FRAMING WITH 2-1/2" LONG SIMPSON WSNTL QUIK DRIVE SCREWS (0.175" DIA.), AND FLOOR SHEATHING GREATER THAN 3/4" SHALL BE FASTENED TO FRAMING WITH 3" LONG SIMPSON WSNTL QUIK DRIVE SCREWS. FLOOR SHEATHING SHALL ALSO BE GLUED TO FRAMING USING AN APA-APPROVED ADHESIVE.
12. UNLESS NOTED OTHERWISE, ROOF SHEATHING SHALL BE FASTENED TO FRAMING WITH 10d COMMON NAILS.
13. UNLESS NOTED OTHERWISE, FLOOR AND ROOF DIAPHRAGMS SHALL BE UNBLOCKED.
   A. UNBLOCKED DIAPHRAGMS: UNLESS NOTED OTHERWISE, FASTENERS OF SHEATHING TO FRAMING SHALL BE SPACED @ 6" O.C. AT SUPPORTED SHEATHING PANEL EDGES AND AT ALL DIAPHRAGM BOUNDARIES (PERIMETER OF FLOOR/ROOF; PERIMETER OF ALL OPENINGS; AND ALL RIDGES, VALLEYS, HIPS, AND OTHER CHANGES IN SLOPE) AND @ 12" O.C. ELSEWHERE.
   B. BLOCKED DIAPHRAGMS: UNLESS NOTED OTHERWISE, FASTENERS OF SHEATHING TO FRAMING SHALL BE SPACED @ 6" O.C. AT ALL SHEATHING PANEL EDGES AND @ 12" O.C. ELSEWHERE. PROVIDE 2x BLOCKING AT ALL UNSUPPORTED PANEL EDGES TO RECEIVE FASTENERS.

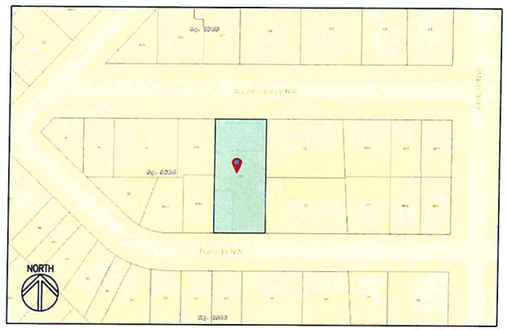
FRAMING LUMBER

1. FRAMING LUMBER SHALL HAVE EACH PIECE GRADE STAMPED, SHALL BE SURFACED DRY (EXCEPT STUDS, WHICH SHALL BE KILN-DRIED) AND SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADE:
   RAFTERS AND JOISTS: HEM-FIR #2 OR SPRUCE-PINE-FIR #2
   BEAMS, GIRDERS AND HEADERS: HEM-FIR #1 OR SPRUCE-PINE-FIR #1
   STUDS AND PLATES: HEM-FIR STUD GRADE OR SPRUCE-PINE-FIR STUD GRADE
2. TIMBER LUMBER SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADE:
   POST AND TIMBER: HEM-FIR #1 OR SPRUCE-PINE-FIR #1
   BEAMS AND STRINGERS: HEM-FIR #1 OR SPRUCE-PINE-FIR #1
3. PRESERVATIVE-TREATED WOOD: PROVIDE TREATED SOUTHERN PINE #2 LUMBER COMPLYING WITH ACQ-D (CARBONATE), COPPER AZOLE (CA-B), OR SODIUM BORATE (SBX (DOT) WITH $NaSiO_3$) AT ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY, OR AS OTHERWISE INDICATED ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. ACZA TREATMENT IS NOT PERMITTED. TREATED LUMBER AND/OR PLYWOOD SHALL BEAR THE LABEL OF AN ACCREDITED AGENCY SHOWING 0.40 PCF RETENTION. WHERE LUMBER AND/OR PLYWOOD IS CUT OR DRILLED AFTER TREATMENT, THE TREATED SURFACE SHALL BE FIELD-TREATED WITH COPPER NAPTHENATE (THE CONCENTRATION OF WHICH SHALL CONTAIN A MINIMUM OF 2% COPPER METAL) BY REPEATED BRUSHING, DIPPING, OR SOAKING UNTIL THE WOOD ABSORBS NO MORE PRESERVATIVE.
4. ALL WOOD FRAMING INCLUDING DETAILS FOR BRIDGING, BLOCKING, FIRE STOPPING, ETC., SHALL CONFORM TO THE LOCALLY APPROVED EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND ITS SUPPLEMENTS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (SEE DESIGN LOADS AND FACTORS TABLE FOR IRC EDITION).
5. FASTENING SHALL BE IN ACCORDANCE WITH THE MOST RESTRICTIVE OF: THE INTERNATIONAL RESIDENTIAL CODE, OR THE MANUFACTURER'S RECOMMENDED FASTENING SCHEDULES. (SEE DESIGN LOADS AND FACTORS TABLE FOR IRC EDITION)
6. ALL FLUSH FRAMED CONNECTIONS SHALL BE MADE WITH APPROVED GALVANIZED STEEL JOIST OR BEAM HANGERS, MINIMUM 18 GAUGE, INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
7. WHERE FRAMING LUMBER IS FLUSH FRAMED TO MICROLLAM, STEEL OR FLITCH-PLATE GIRDER, SET THESE GIRDERS ¼" CLEAR (MIN.) BELOW TOP OF FRAMING LUMBER, TO ALLOW FOR SHRINKAGE.
8. STUD BEARING WALLS ARE TO BE 2x6, @ 16" O.C., UNLESS NOTED OTHERWISE ON PLAN.
9. LAP ALL PLATES AT CORNERS AND AT INTERSECTION OF PARTITIONS.
10. STAGGER ALL TOP AND BOTTOM PLATE SPLICES A MINIMUM OF 32 INCHES.
11. USE DOUBLE STUDS @ ENDS OF WALL AND ENDS OF WALL OPENINGS.
12. AT THE ENDS OF ALL BEAMS, HEADERS AND GIRDERS PROVIDE A BUILT UP OR SOLID POST WHOSE WIDTH IS AT LEAST EQUAL TO THE WIDTH OF THE MEMBER IT IS SUPPORTING AND WHOSE DEPTH IS 4" (NOM.) AT INTERIOR WALLS AND 6" (NOM.) AT EXTERIOR WALLS.
13. USE DOUBLE TRIMMERS AND HEADERS AT ALL FLOOR OPENINGS WHERE BEAMS ARE NOT DESIGNATED.
14. BRIDGING FOR SPANS UP TO 14 FT., PROVIDE 1 ROW. BRIDGING FOR SPANS OVER 14 FT., PROVIDE 2 ROWS.
15. BUILT-UP BEAMS LESS THAN 8" DEEP SHALL BE SPIKED TOGETHER WITH (2) 16D NAILS @ 16" O.C. BUILT-UP BEAMS GREATER THAN 8" DEEP SHALL BE SPIKED TOGETHER WITH (3) 16D NAILS @ 16" O.C.
16. WHERE THERE IS NO PLYWOOD WALL SHEATHING, PROVIDE DIAGONALS AT ALL EXTERIOR CORNERS OF STUD WALLS AT EACH FLOOR. (1"x4" BRACES LET INTO STUDS AND NAILED AT EACH STUD CROSSING WITH (2) 10D NAILS.)
17. CHIMNEYS: ALL STUDS FOR CHIMNEY FRAMING TO BE CONTINUOUS FROM ATTIC FLOOR LEVEL UP. CHIMNEY SHALL BE FACED WITH ½" APA GRADED FIRE-RETARDANT PLYWOOD GLUED & SCREWED TO STUDS. WHERE WALLS EXCEED 4'-0" IN WIDTH, INSTALL DIAGONAL METAL BRACING AT INSIDE FACE OF CHIMNEY AT ALL FOUR WALLS.
18. WHERE CANTILEVERED BEAMS ARE INDICATED, THE FAR CONNECTOR SHALL BE CAPABLE OF RESISTING AN UPLIFT OF 1000 LBS. MIN., U.N.O.
19. NO NEW OR EXISTING JOISTS SHALL BE CUT OR NOTCHED WITHOUT APPROVAL.
20. ALL LIGHT-GAGE HANGERS SUPPORTING PRESERVATIVE TREATED WOOD SHALL MEET OR EXCEED G185 (1.85 oz OF ZINC PER SQUARE FOOT). ALTERNATIVELY, STAINLESS STEEL CONNECTORS MAY BE USED. FASTENERS SHALL MATCH THE SELECTED HANGER FINISH AND MATERIAL.
21. WHERE JOIST ORIENTATION IS PARALLEL TO EXTERIOR STUD OR FOUNDATION WALLS, PROVIDE FULL-SECTION BLOCKING FOR 3 BAYS @ 4'-0" O.C. MAX.
   A. WHERE SHEATHING IS NOT CONTINUOUSLY FASTENED TO TOP OF JOISTS, PROVIDE 18 GA x 1½"x12" (MIN.) FLAT TENSION STRAPS BETWEEN ALIGNED BLOCKING MEMBERS.
   B. WHERE SHEATHING IS NOT CONTINUOUSLY FASTENED TO BOTTOM OF JOISTS, PROVIDE 18 GA x 1½"x12" (MIN.) FLAT TENSION STRAPS BETWEEN ALIGNED BLOCKING MEMBERS.
22. ALL SILL PLATES SHALL BE P.T. AND ANCHORED TO FOUNDATION WALLS W/ ½" DIA. HEADED ANCHOR BOLTS (ASTM F1554) @ 4'-0" O.C. THERE SHALL BE A MINIMUM OF (2) BOLTS PER PLATE SECTION WITH (1) BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 7x BOLT DIA. FROM THE END OF EACH PLATE SECTION. ANCHOR BOLTS SHALL HAVE A MINIMUM 7" EMBEDMENT INTO CONCRETE OR GROUTED CMU CELLS. THE BOLTS SHALL BE LOCATED WITHIN THE MIDDLE THIRD OF THE PLATE WIDTH AND HAVE A TIGHTENED NUT AND WASHER.

SITE PLAN



SITE LOCATION PLAN



PROJECT INFORMATION

PROJECT ADDRESS:
2424 WYOMING AVENUE NW
WASHINGTON DC 20008

OWNER: JOHN MOLOT AND HATTIE RUTTENBERG
2424 WYOMING AVENUE NW
WASHINGTON DC 20008

SQUARE/LOT: 2504/0024

ZONING: R-1-B
MIN. LOT WIDTH = 50 FEET
MIN LOT AREA = 5,000 SF
MAX BUILDING HEIGHT = 40 FEET / 3 STORIES
FRONT B.R.L. = NONE
MIN REAR YARD = 25 FEET* (0 FEET, SEE BELOW)
MIN SIDE YARD = 8 FEET* (0 FEET, SEE BELOW)

***NOTE: ATTACHED ZONING DETERMINATION STATES EXISTING NON-COMPLIANT CONDITION ALLOWS FOR NO SIDE YARD AND NO MIN. FOR REAR YARD**

LOT SIZE: 15,747 SF

ALLOWABLE LOT OCCUPANCY: 6,299 SF 40%)

PROPOSED LOT OCCUPANCY: NO CHANGE

BUILDING HEIGHT/STORIES: NO CHANGE

BUILDING USE: NO CHANGE

ACCESSORY STRUCTURE HT. AND AREA REQUIREMENTS FOR EXISTING GUEST APARTMENT:

EXISTING HEIGHT: 15'-6"

PROPOSED: UNCHANGED

EXISTING AREA: 600 SQ/FT (ALLOWABLE 620 SQ/FT)

PROPOSED AREA: UNCHANGED

DRAWING LIST

S100	COVER SHEET
S101	DRAWINGS AND DETAILS

TEAM LIST

STRUCTURAL ENGINEER:
1200 AE, PLLC
210 N. LEE STREET, STE 210
ALEXANDRIA, VA 22314
(703) 350-4151

STANDARD ABBREVIATIONS

ADD'L.	ADDITIONAL
ADJ.	ADJACENT
A/E	DESIGN TEAM OF RECORD
ALT.	ALTERNATIVE
APC	ANTHONY POWER COLUMN
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL/ARCHITECT
B.O.	BOTTOM OF
BLDG.	BUILDING
BM	BEAM
BOT.	BOTTOM
BRG	BEARING
BSMT	BASEMENT
CANT.	CANTILEVERED
(C.E.)	CONCRETE ENCASED MEMBER
CFS	COLD FORMED STEEL
C.I.	CAST IRON
C.I.P.	CAST IN PLACE
C.J.	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
COORD.	COORDINATE
CONTR.	CONTRACTOR
COTR.	CONTRACT OFFICER'S TECHNICAL REP.
CTR.	CENTER
D.B.A.	DEFORMED BAR ANCHOR
DBL	DOUBLE
DEMO	DEMOLITION
DTL	DETAIL
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
D.L.	DEAD LOAD
DN	DOWN
DO	DITTO
DWG(S)	DRAWING(S)
DWL	DOWEL
(E)	EXISTING MEMBER OR DIMENSION
EXIST.	EXISTING
EA.	EACH
E/	EDGE OF
E.A.	EACH FACE
E.J.	EXPANSION JOINT
EL.	ELEVATION
EMBED.	EMBEDMENT
ENGR	ENGINEER
E.O.R.	ENGINEER OF RECORD
EQ.	EQUAL
E.S.	EACH SIDE
EXT.	EXTERIOR
E.W.	EACH WAY
FNDN	FOUNDATION
FIN.	FINISH
FLR.	FLOOR
FRMG	FRAMING
F.S.	FAR SIDE
FTG	FOOTING
F.P.	FIRE PROTECTION
F.W.	FLAT WISE
GA.	GAUGE
GALV.	GALVANIZE
G.B.	GRADE BEAM
G-LAM	GLUE LAMINATED LUMBER
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
HT.	HEIGHT
HVAC	HEATING, VENTILATION & AIR CONDITIONING
I.D.	INSIDE DIAMETER
I.F.	INSIDE FACE
I.J.	ISOLATION JOINT
INFO.	INFORMATION
INT.	INTERIOR
JT.	JOINT
L.L.	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LSL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
L-W	LONG WAY
L.P.	LOW POINT
L.W.	LIGHT WEIGHT
MAX.	MAXIMUM
MECH.	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING & F.P.
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
N.F.	NEAR FACE
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.S.	NEAR SIDE
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.	OUTSIDE FACE
OPNG.	OPENING
OPP.	OPPOSITE
P.A.F.	POWER ACTUATED FASTENER
PC.	PIECE
P/C	PRECAST CONCRETE
PERP.	PERPENDICULAR
PL.	PLATE
PLF	POUND PER LINEAR FOOT
PSI	POUND PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
P-T	POST TENSIONED
P.T.	PRESERVATIVE TREATED
REINF.	REINFORCED
REQ'D	REQUIRED
REV.	REVISION
R.O.	ROUGH OPENING
SCHED.	SCHEDULE
SECT.	SECTION
SIM.	SIMILAR
S.I.F.	STEP IN FOOTING
S.O.G	SLAB ON GRADE
SPEC.	SPECIFICATION
SQR.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STIFF.	STIFFENER
STIR.	STIRRUP
STL.	STEEL
SQR.	SQUARE
S-W	SHORT WAY
SYM.	SYMMETRICAL
T.C.	TERRA COTTA
T.O.	TOP OF
T&B	TOP AND BOTTOM
TEMP.	TEMPORARY
T&G	TOUNGE AND GROOVE
THK.	THICK(NESS)
T.L.S.	TENSION LAP SPLICE
TR.	TRANSFER
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
U-P	UNDERPINNING
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
W/	WITH
W.A.	WORK POINT
W-P	WATER PROOF
WWF	WELDED WIRE FABRIC
#	NUMBER
℄	CENTER LINE
ø	DIAMETER
ℙ	PLATE

DESIGN LOADS AND FACTORS

LIVE LOAD DATA		ROOF LOAD DATA		DEAD LOAD DATA		WIND LOAD DATA		EARTHQUAKE DESIGN DATA	
FLOOR OR ROOF AREA	LOAD (PSF)	LOAD TYPE	VALUE (PSF)	AREA	VALUE (PSF)	PARAMETER	VALUE	PARAMETER	VALUE
TYP. FLOOR (U.N.O.)	40	NON-DRIFT SNOW	30	FLOOR	15	2012 IRC PRESCRIPTIVE BASIC WIND SPEED	90 MPH	SHORT-PERIOD MAP VALUE (S_S)	15.0% g
EXTERIOR BALCONIES	60	DRIFTING SNOW	PER CODE	PARTITION	10	2012 IBC ULTIMATE WIND SPEED	115 MPH	SEISMIC SITE CLASS	D
DECKS	40			ROOF	15	WIND EXPOSURE	B	SHORT-PERIOD DESIGN SPECTRAL RESPONSE ACCELERATION (S_{DS})	16.0% g
STAIRS	40	PARAMETER	VALUE	4" BRICK VENEER	40	IMPORTANCE FACTOR	1.0		
SLEEPING ROOMS	30	GROUND SNOW LOAD (P_g)	30			MINIMUM ALLOWABLE WIND LOAD (MWFRS AND C&C)	20 PSF	RESIDENTIAL SEISMIC DESIGN CATEGORY	A
ATTICS WITH STORAGE	20	CEILING APPLIED	YES			SHEAR WALL TYPE		PER R301.2.2, THE SEISMIC PROVISIONS OF THE RESIDENTIAL BUILDING CODE ARE NOT APPLICABLE TO DETACHED ONE-FAMILY DWELLINGS ASSIGNED TO SEISMIC DESIGN CATEGORY A, B, OR C.	
ATTICS WITHOUT STORAGE	10					CS-WSP (U.N.O.)			

DESIGN CODE: 2012 IRC AS MODIFIED BY THE DISTRICT OF COLUMBIA DCMR-12B RESIDENTIAL CODE

DEFLECTIONS LIMITS FOR WOOD FRAMING

	LL	TL	Δtt.(in)
RAFTERS	L/360	L/240	0.75
ROOF BEAMS	L/240	L/180	0.75
JOIST	L/480	L/360	0.625
FLOOR BEAMS	L/360	L/240	0.75
JOISTS/BEAMS-TILE OR STONE FINISH	L/600	L480	0.5
MASONRY LINTELS (OR XFER BEAMS OF EXIST MASONRY)	L/600	L/600	0.3

STRUCTURAL PLANS CERTIFIED AS PROVIDED IN SECTION 106.1.4.1 OF THE D.C. CONSTRUCTION CODES.

MCC=1200
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210 N. Lee St., Suite 210
Alexandria, VA 22314
T. 703.350.4151
1200ae.com

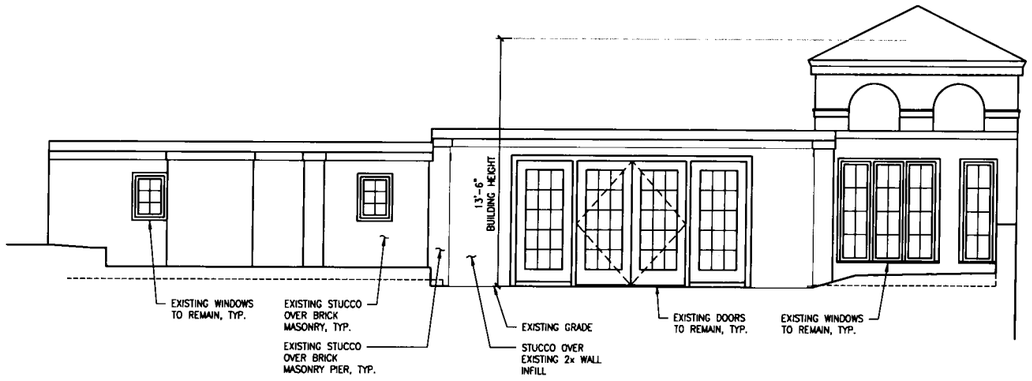
PROJECT TITLE
RUTTENBERG
GARDENHOUSE ROOF REPAIR
2424 WYOMING AVE NW
WASHINGTON DC

SEAL

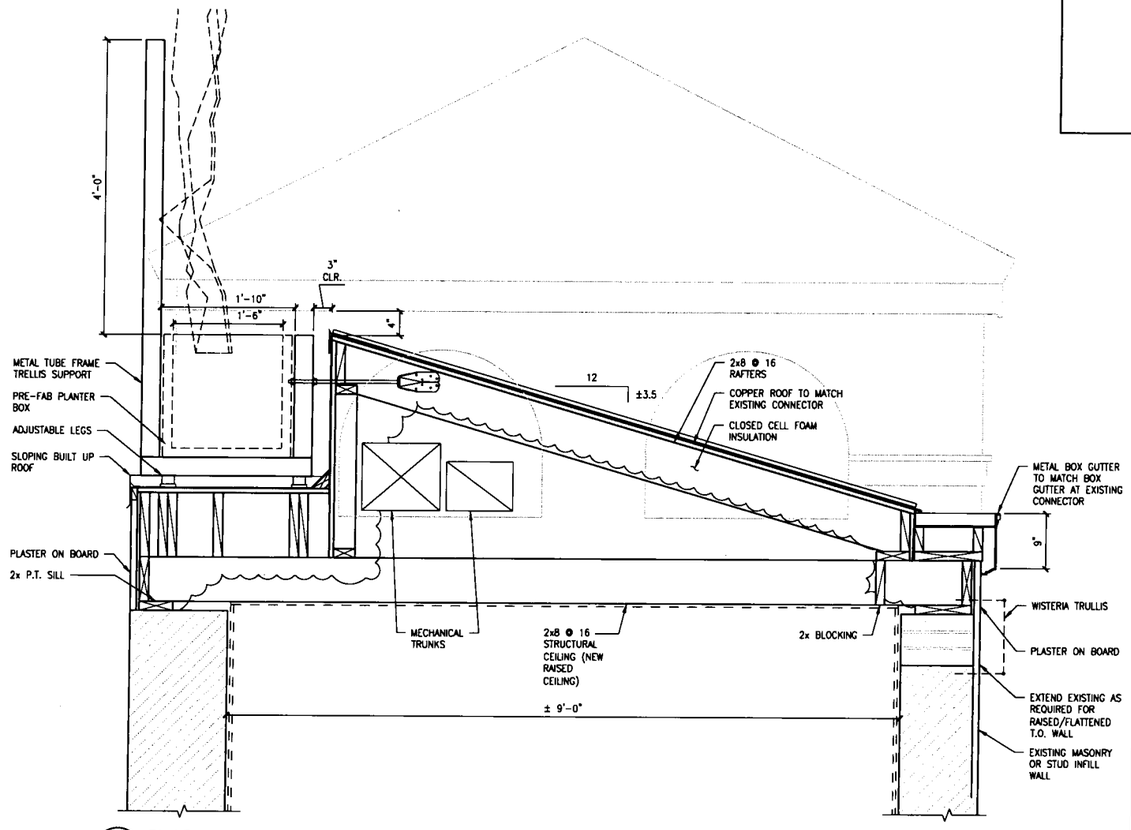
PROJECT NO.
DATE
REVISIONS

TITLE
COVER SHEET

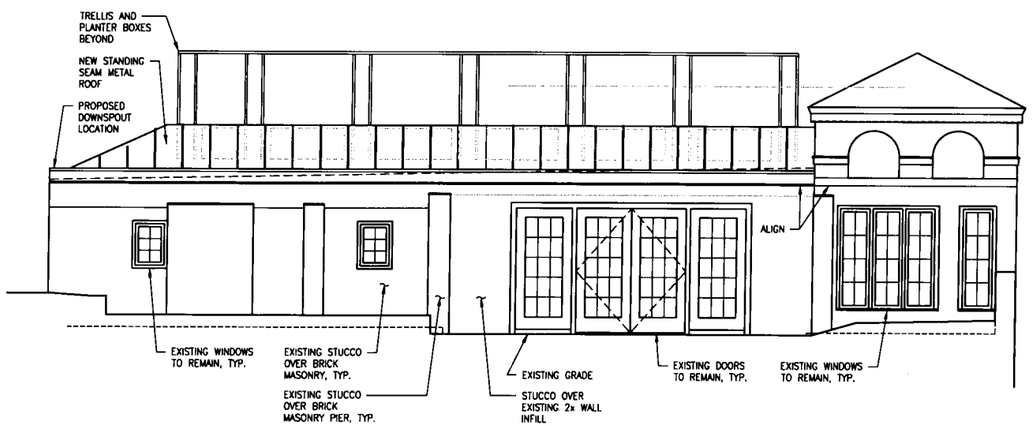
SHEET NO.
S100



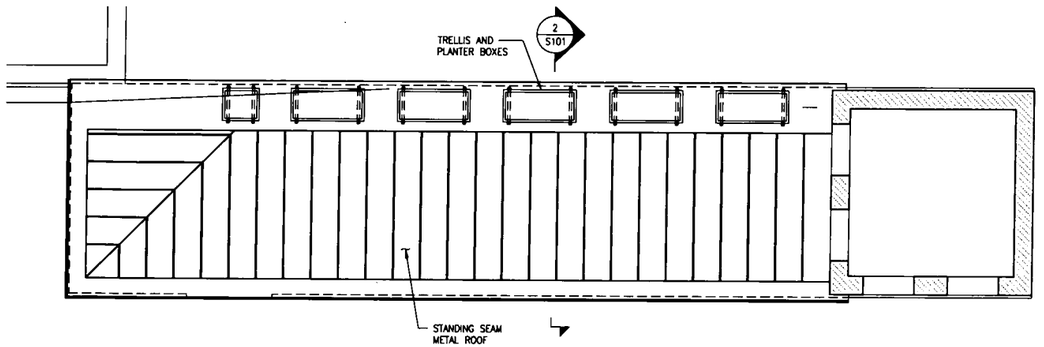
1 S101 **EXISTING FRONT ELEVATION**
SCALE: 1/4"=1'-0"



2 S101 **BUILDING SECTION**
SCALE: 1"=1'-0"



3 S101 **PROPOSED FRONT ELEVATION**
SCALE: 1/4"=1'-0"



4 S101 **PROPOSED ROOF PLAN**
SCALE: 1/4"=1'-0"

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PROJECT TITLE
RUTTENBERG
GARDENHOUSE ROOF REPAIR
2424 WYOMING AVE NW
WASHINGTON DC

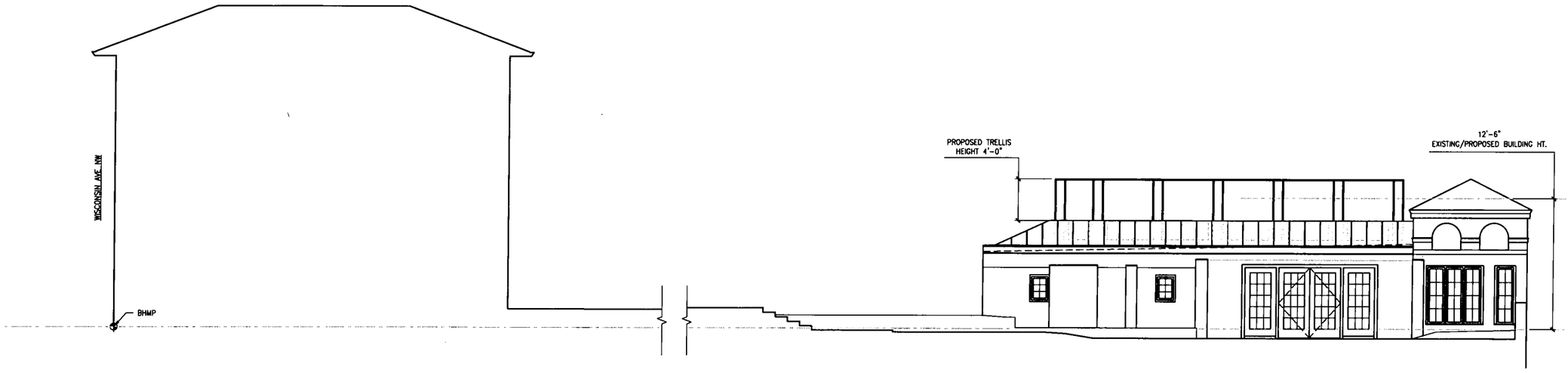
STRUCTURAL PLANS CERTIFIED AS PROVIDED IN SECTION 106.1.1 OF THE D.C. CONSTRUCTION CODES.

SEAL

PROJECT NO.
DATE
REVISIONS

TITLE
DRAWINGS AND DETAILS

SHEET NO.
S101



1 / S102 SITE SECTION – PROPOSED GARDEN HOUSE BUILDING HEIGHT
SCALE: 3/16"=1'-0"

STRUCTURAL PLANS CERTIFIED AS PROVIDED IN SECTION 106.1.4 OF THE D.C. CONSTRUCTION CODES.

MCC=1200
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PROJECT TITLE
RUTTENBERG
GARDENHOUSE ROOF REPAIR
2424 WYOMING AVE NW
WASHINGTON DC

SEAL

PROJECT NO.
DATE:
REVISIONS

TITLE
SITE SECTION

SHEET NO.
S102